Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Margarita

3-bed Villa in Chiclana de la Frontera

€ 169,995

Reference: C00871



Details

- 3 bedrooms
- 1 bathroom
- Plot area: 1500sqm
- Constructed: 110sqm

Features

- Garage
- Near the beach
- Private Pool

Nearby

- 3km: Local Supermarket
- 12km: Playa la Barossa

Pretty 3 bed, 1 bath villa with private pool, lovely gardens in a quiet location just 15 minutes drive from the nearest beach

Casa Margarita is a lovely property located in an area called El Marquesado which is just on the edge of Chiclana de la Frontera. Restaurants, shops and bars are all close-by whilst the thriving town centre of Chiclana is just 10 minutes drive away.

Chiclana is best known for its fabulous, award winning beach called La Barrosa. This is an easy journey from the villa and can be reached in around 15 minutes by car. A regular bus service offers routes into the town centre where you can take the tram all via the scenic route over the salt flats to Cadiz City.

The property itself is nicely presented and is accessed via a tarmac street branching from the main road through El Marquesado.

A brief walk-through description is as follows:

Entrance into the villa is via a large covered terrace with pretty open arches offering a lovely shady space in which to dine outdoors.

The main door leads directly into the open plan living room which extends into the kitchen. The living area comes complete with corner wood-burning fireplace and full hot/cold air-conditioning for all year round comfort. A small breakfast bar separates the living area from the kitchen. This comes with fitted units and appliances. A door split like a stable door gives access to the side patio with stone dining set, built-in BBQ and outdoor sink.

Returning into the living room and passing through to the rear hallway, you will find 3 good sized double bedrooms, the largest of which has fitted wardrobes and full hot/cold air-conditioning.

A door from the living room gives access to the family bathroom which includes a walk-in shower, basin and WC.

The villa is positioned central and slightly to one side of the overall plot. The gardens surround the property and are mainly lawn decorated with pretty flower borders and fruit trees to include fig, lemon and orange.

The private pool sits to one side of the property in a southwest position to benefit from all day sunshine. There is plenty of patio space around the pool providing the perfect spot for sunbathing, whilst a metal pergola offers an area for some welcome shade.

To the side of the property is a separate building which was a garage but is used by the current owners as a workshop, utility for the washing machine etc and storage. A door could easily be added to convert it back into a fully functional garage. In front of the garage is plenty of hard standing offering parking for several vehicles.

Total constructed area approx: 110sqm
Total plot area approx: 1500sqm
Status: Rustic
CEEE rating: TBC

Note: Whilst the property description and details provided are intended to be factually correct the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. All properties are offered for sale unfurnished unless stated otherwise.

The advertised property marketing price is subject to standard Spanish Notary, Land Registry, Stamp Duty (ITP), Legal and Estate Agency Fees

Note: Whilst the property description and details provided are intended to be factually correct the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. All properties are offered for sale unfurnished unless stated otherwise. The advertised property marketing price is subject to standard Spanish Notary, Land Registry, Stamp Duty (ITP), Legal and Estate Agency Fees.

Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Margarita

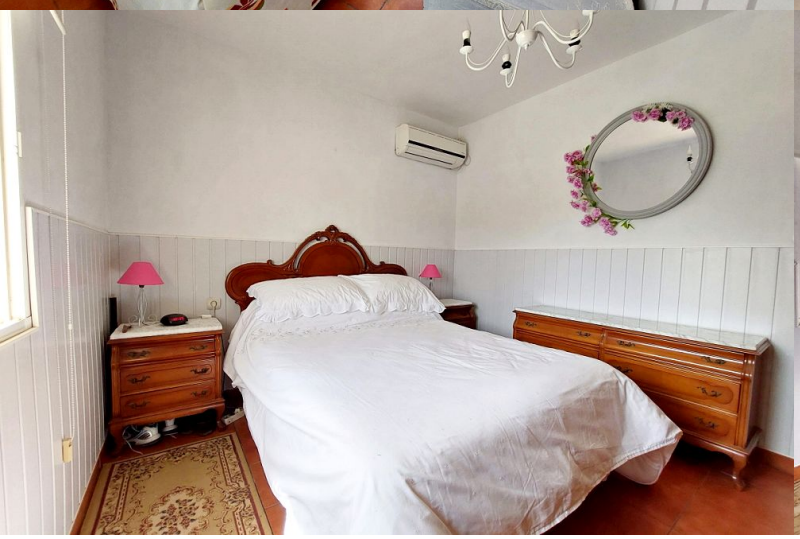
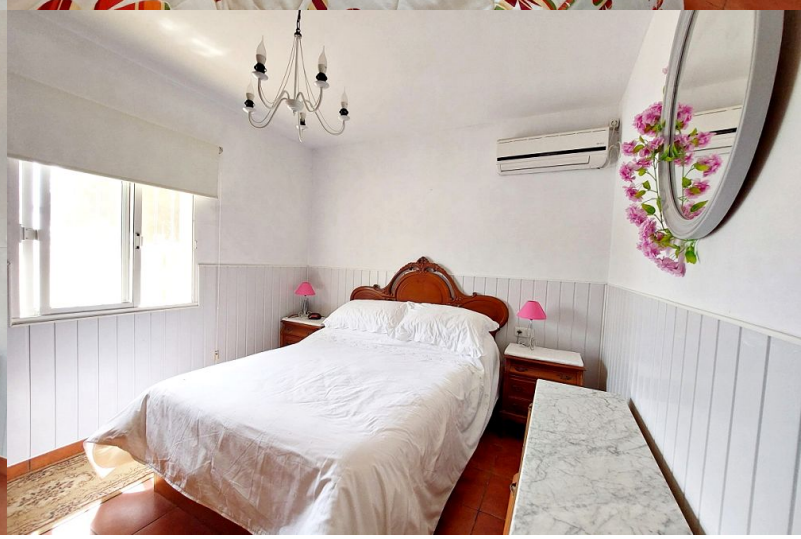
3-bed Villa in Chiclana de la Frontera

€ 169,995

Reference: C00871





Note: Whilst the property description and details provided are intended to be factually correct the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. All properties are offered for sale unfurnished unless stated otherwise. The advertised property marketing price is subject to standard Spanish Notary, Land Registry, Stamp Duty (ITP), Legal and Estate Agency Fees.